

059.0

0003

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
883,400 / 883,400
883,400 / 883,400
883,400 / 883,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84 -A		BOW ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MEYER JOHANNA W	
Owner 2:	
Owner 3:	

Street 1: 84 BOW STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: O LAUGHLIN MARY P -	
Owner 2: -	

Street 1: 84 BOW STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2611 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2	TWO FAMIL	100	water	

o		Sewer		
n		Electri		

Census:		Exempt		
Flood Haz:				

D		Topo	3	Below Stree
s		Street		

t		Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	4704	Sq. Ft.	Site	0	70.	1.19	6										392,785						392,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4704.000	490,600		392,800	883,400		39318
Total Card	0.108	490,600		392,800	883,400	Entered Lot Size	GIS Ref
Total Parcel	0.108	490,600		392,800	883,400	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	338.37	/Parcel: 338.37	Land Unit Type:	Insp Date
							10/05/18



USER DEFINED

Prior Id # 1:	39318
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	01:47:58
apro	
5201	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID	059.0-0003-0010.0									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	490,600	0	4,704.	392,800	883,400	Year end	12/23/2021	
2021	104	FV	468,900	0	4,704.	392,800	861,700	Year End Roll	12/10/2020	
2020	104	FV	469,000	0	4,704.	392,800	861,800	Year End Roll	12/18/2019	
2019	104	FV	366,000	0	4,704.	387,200	753,200	753,200	Year End Roll	
2018	104	FV	363,000	0	4,704.	297,400	660,400	660,400	Year End Roll	
2017	104	FV	341,100	0	4,704.	280,600	621,700	621,700	Year End Roll	
2016	104	FV	341,100	0	4,704.	258,100	599,200	599,200	Year End	
2015	104	FV	303,200	0	4,704.	241,300	544,500	544,500	Year End Roll	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O LAUGHLIN MARY	49076-148		3/2/2007		545,000	No	No		
O LAUGHLIN DAVI	42836-259		5/19/2004	Family		1	No	No	
O'LOUGHIN STEP	24732-285		7/27/1994		105,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2014	1000	Redo Kit	7,500	8/18/2014				Kitchen renovation
5/26/2013	961	Solar Pa	20,750	C				
10/20/2009	1016	Redo Kit	18,500					
6/3/2001	367	Alterati	25,897	C				REROOF NEW WINDOWS

Date	Result	By	Name
10/5/2018	Inspected	DGM	D Mann
10/4/2018	Missed Appt.	CC	Chris C
8/28/2018	MEAS&NOTICE	BS	Barbara S
8/18/2014	Info Fm Prmt	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Eilen K
2/27/2009	Measured	372	PATRIOT
12/4/2008	MLS	MM	Mary M
5/29/2007	MLS	HC	Helen Chinal
4/19/2000	Inspected	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Good			NEXT TO SECURITY FENCE.											
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Very Good														
Color: RED				A Kits:	Rating:														
View / Desir:				Fpl: 2	Rating: Average														
				WSFlue:	Rating:														
GENERAL INFORMATION								CONDOS INFORMATION											
Grade: C - Average																			
Year Blt: 1926		Eff Yr Blt:																	
Alt LUC:		Alt %:																	
Jurisdct: G16		Fact: .																	
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION								DEPRECIATION											
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good			26.	%										
Prim Int Wal 2 - Plaster				Functional:					%										
Sec Int Wall:				Economic: C	- Com Locatio			5.0	%										
Partition: T - Typical				Special:					%										
Prim Floors: 3 - Hardwood				Override:					%										
				Total:			30.08	%											
CALC SUMMARY								COMPARABLE SALES											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ:	180.00														
Subfloor:				Size Adj.:	1.09833479														
Bsmnt Gar:				Const Adj.:	0.98000199														
Electric: 3 - Typical				Adj \$ / SQ:	193.747														
Insulation: 2 - Typical				Other Features:	132500														
Int vs Ext:				Grade Factor:	1.00														
Heat Fuel: 2 - Gas				NBHD Inf:	1.00000000														
Heat Type: 5 - Steam				NBHD Mod:															
# Heat Sys: 2				LUC Factor:	1.00														
% Heated: 100	% AC:			Adj Total:	701607														
Solar HW: NO	Central Vac: NO			Depreciation:	211043														
% Com Wal	% Sprinkled			Depreciated Total:	490563														
MOBILE HOME								WtAv\$/SQ:	AvRate:		Ind.Val								
Make: [] Model: []								Juris. Factor:	1.00		Before Depr:		193.75						
SPEC FEATURES/YARD ITEMS								Special Features:	0		Val/Su Net:		119.69						
								Final Total:	490600		Val/Su SzAd		209.48						
								PARCEL ID				059.0-0003-0010.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N								Total Yard Items:				Total Special Features:				Total:			